

DEMO NOTES

1. INSTALL SILT FENCING AND TREE PROTECTION BEFORE BEGINNING ANY WORK ON SITE.
2. DISCONNECT AND CAP ALL EXISTING UTILITIES AS REQUIRED BY THE SERVING UTILITY AND CITY.
3. COMPLETE RODENT CONTROL PROGRAM (IF REQ'D).
4. COMPLETE ASBESTOS ABATEMENT PROGRAM.
5. DEMOLISH EXISTING SINGLE FAMILY DWELLING COMPLETELY. SEE SITE PLAN FOR SCOPE OF STRUCTURE DEMOLITION.
6. REMOVE ALL LANDSCAPE STRUCTURES TO THE EXTENT POSSIBLE WHILE PROTECTING THE SIGNIFICANT TREES TO REMAIN.
7. REMOVE ALL DEBRIS FROM THE SITE AND DISPOSE OFF-SITE IN A LEGAL MANNER.
8. SEE DRAWINGS A0.1 & A0.2 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.

GENERAL NOTES

1. ALL ROOF DRAINS AND FOOTING DRAINS SHALL BE SEPARATED TIGHTLINE EACH TO STORM DRAINAGE SYSTEM AS REQUIRED. SEE DRAINAGE NOTES.
2. ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
3. SEE DRAWINGS A0.2 & A0.3 FOR ADDITIONAL INFORMATION REGARDING DRAINAGE AND TESC MEASURES.
4. DISCONNECT AND PROTECT EXISTING SANITARY SEWER STUB. RECONNECT TO EXISTING STUB.
5. DISCONNECT ALL OTHER UTILITIES, PROTECT FROM DAMAGE DURING CONSTRUCTION. RECONNECT TO EXISTING UTILITIES.
6. ANY ROCK OR KEYSTONE RETAINING WALLS OVER 4 FEET IN HEIGHT SHALL BE ENGINEERED BY THE INSTALLER IN ACCORDANCE WITH LOCAL CODES.
7. ALL SITE AND FOUNDATION WORK SHALL BE REVIEWED AND MONITORED BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CRITERIA.

FLOOR AREA

DESCRIPTION: ALL FLOOR AREAS BOUNDED BY THE EXTERIOR FACES OF THE BUILDING. INCLUDES FLOOR AREA OF THE HOUSE, GARAGE, STAIR CASES, ETC. DOES NOT INCLUDE COVERED OR UNCOVERED PATIOS. STAIRS SHALL BE COUNTED AS A SINGLE FLOOR FOR THE FIRST STORY, AND 50% FOR THE 2ND STORY.

BUILDING AREA CALCS			
LEVEL	DESCRIPTION	AREA	HEATED
BEACH BAR	FLOOR AREA	868 SF	YES
MID FLOOR	FLOOR AREA	1,247 SF	YES
MAIN FLOOR	FLOOR AREA	1,393 SF	YES
MAIN FLOOR	GARAGE	568 SF	
MAIN FLOOR	DECK	419 SF	
UPPER FLOOR	FLOOR AREA	1,128 SF	YES
UPPER FLOOR	MASTER DECK	176 SF	
UPPER FLOOR	OFFICE DECK	96 SF	
GROSS BUILDING AREA		5,895 SF	
TOTAL HEATED AREA:		4,635 SF	

LOT ZONING BELLEVUE LUC 20.20.010

<u>LOT ZONING:</u>	R-3.5
<u>GROSS LOT AREA:</u>	11,908 sf (PER SURVEY)
<u>NET LOT AREA:</u>	6,852 sf (MINUS CRITICAL AREAS)
<u>STEEP SLOPE AREA:</u>	1,735 sf
<u>FEMA AREA:</u>	3,322 sf
<u>MAX LOT COVERAGE:</u>	35% (NET LOT AREA)
<u>MAX IMPERVIOUS:</u>	50% (GROSS LOT AREA)
<u>MAX BUILDING HEIGHT:</u>	30' (FROM AVG. EXIST. GRADE)
<u>MIN. GREENSCAPE:</u>	50% (IN FRONT YARD SETBACK)
<u>FRONT YARD SETBACK (STREET):</u>	20'
<u>SIDE YARD SETBACKS:</u>	5' MIN. (15' COMBINED)
<u>SHORELINE SETBACK:</u>	50'

TREE RETENTION

PER BELLEVUE LAND USE CODE 20.20.900 F. RETENTION OF SIGNIFICANT TREES FOR NEW OR EXPANDING SINGLE-FAMILY STRUCTURES, THE REQUIRED MINIMUM RETENTION IS 30% OF THE DIAMETER INCHES OF EXISTING SIGNIFICANT TREES WITHIN THE SITE AREA.

THERE IS CURRENTLY A TOTAL OF 234 DIAMETER INCHES, REQUIRING A MINIMUM RETENTION OF 70 DIAMETER INCHES. THE PLAN IS TO RETAIN TREES #1, #4, #5, #6, #7, #8, #13 AND #14 WHICH COMPRISE 112 INCHES AND SATISFY THE TREE DENSITY REQUIREMENT. ACTUAL RETENTION IS 48% OF THE TOTAL DIAMETER INCHES.

FOR ADDITIONAL INFORMATION, REFER TO ARBORIST REPORT
BY LAYTON TREE CONSULTING DATED DECEMBER 6, 2019.

LEGEND:

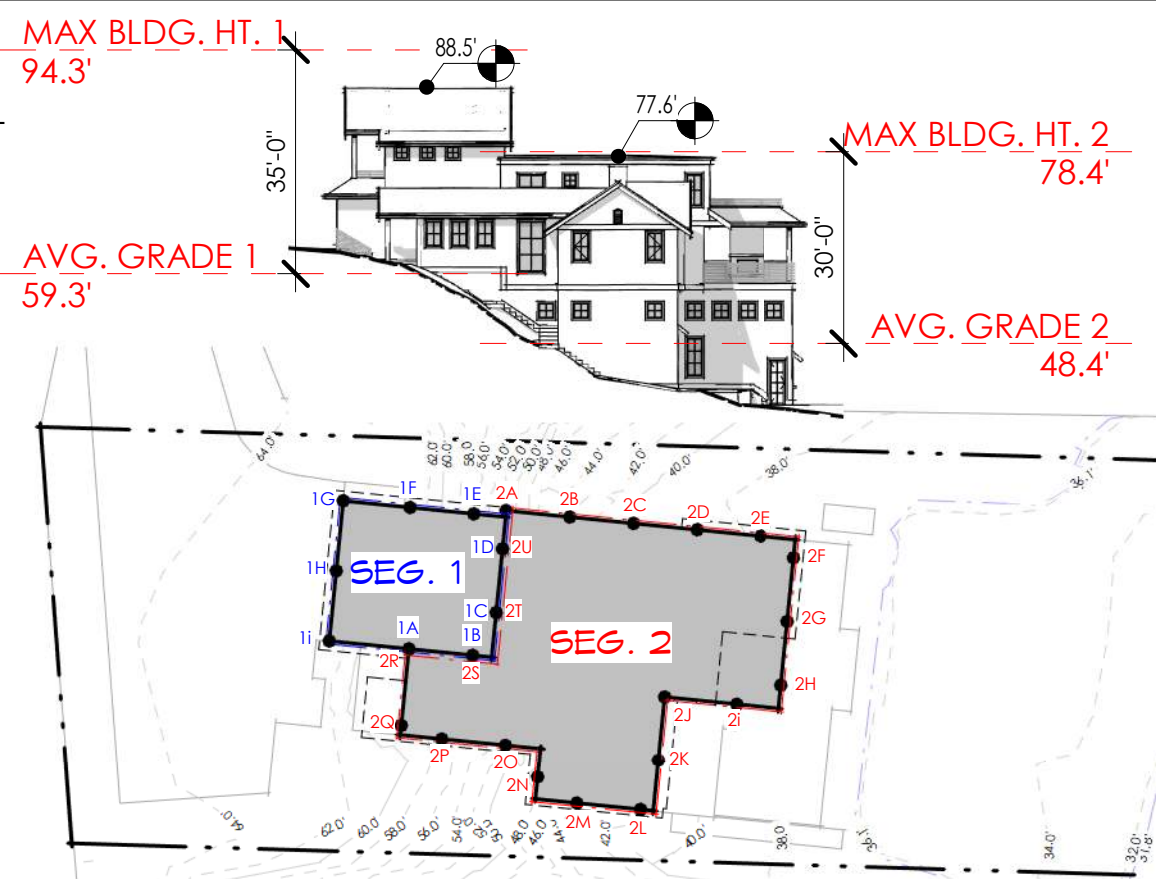


BUILDING HEIGHT

DESCRIPTION: POINTS ARE MEASURED AT 10' INCREMENTS AROUND THE PERIMETER OF EACH BUILDING SEGMENT. ELEVATIONS ARE MEASURED FROM EXISTING GRADE. MAX HEIGHT IS 30' (FLAT ROOFS) OR 35' (GABLED ROOFS).

SEGMENT 1		SEGMENT 2	
POINT	ELEVATION	POINT	ELEVATION
1A	63.4'	2A	51.5'
1B	55.3'	2B	45.0'
1C	51.6'	2C	40.4'
1D	51.6'	2D	38.8'
1E	55.8'	2E	37.8'
1F	63.2'	2F	37.7'
1G	64.3'	2G	37.8'
1H	64.7'	2H	38.0'
1i	63.8'	2i	38.2'
TOTAL:	533.7'	2J	41.0'
		2K	41.5'
		TOTAL:	968.0'

<u>AVG. GRADE 1: 59.3'</u> (533.7' / 9)	<u>AVG. GRADE 2: 48.4'</u> (968.0' / 20)
<u>MAX BLDG. HT 1: 94.3'</u>	<u>MAX BLDG. HT 2: 78.4'</u>

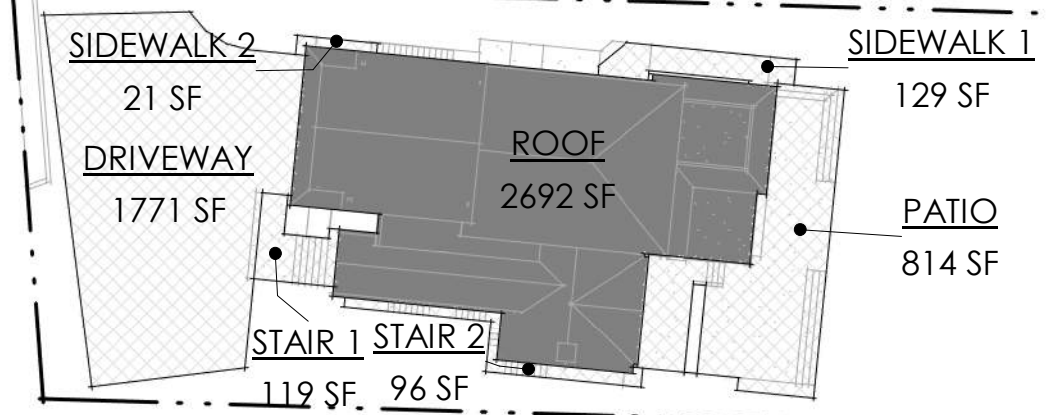


IMPERVIOUS AREA

ROOF	2,692 SF
DRIVEWAY	1,771 SF
PATIO	814 SF
SIDEWALK 1	129 SF
STAIR 1	119 SF
STAIR 2	96 SF
SIDEWALK 2	21 SF
TOTAL	5,643 SF

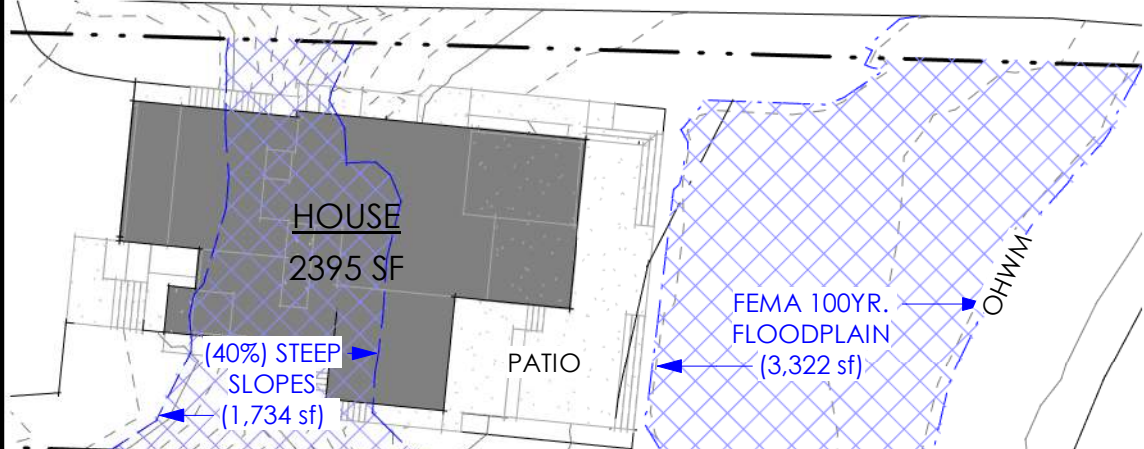
DESCRIPTION: ROOFS, DRIVEWAYS, PARKING (INCL. GRAVEL), PAVED SIDEWALKS, DECKS, PATIOS AND ANY OTHER STRUCTURE/SURFACE THAT PREVENTS WATER FROM ENTERING NATURAL CONDITIONS.

IMPERVIOUS
ALLOWED (50%): 5,954 sf



LOT COVERAGE

LOT AREA:	11,908 sf	DESCRIPTION: BUILDING
CRITICAL AREAS:	5,056 sf	FOOTPRINT (EXCL. 18" EAVES) AT
NET LOT AREA:	6,852 sf	GRADE MEASURED TO THE
		EXTERIOR WALLS, STRUCTURES
		OVER 30" INCLUDING COVERED
		DECKS/PATIOS.
LOT COVERAGE		
ALLOWED (35%):	2,398 sf	

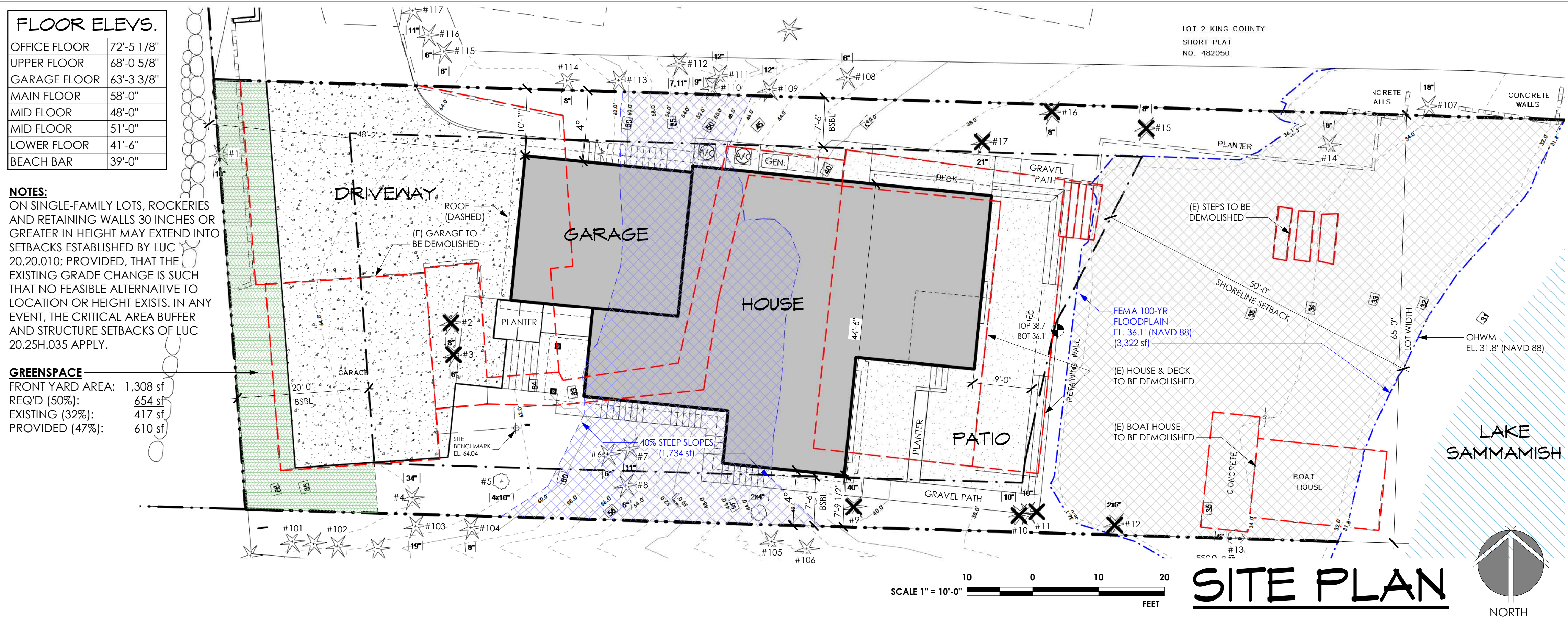


FLOOR ELEVATIONS	
OFFICE FLOOR	72'-5 1/8"
UPPER FLOOR	68'-0 5/8"
GARAGE FLOOR	63'-3 3/8"
MAIN FLOOR	58'-0"
MID FLOOR	48'-0"
MID FLOOR	51'-0"
LOWER FLOOR	41'-6"
BEACH BAR	39'-0"

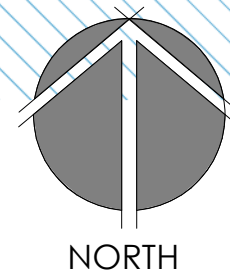
NOTES:
ON SINGLE-FAMILY LOTS, ROCKERIES
AND RETAINING WALLS 30 INCHES OR
GREATER IN HEIGHT MAY EXTEND INTO
SETBACKS ESTABLISHED BY LUC
20.20.010; PROVIDED, THAT THE
EXISTING GRADE CHANGE IS SUCH
THAT NO FEASIBLE ALTERNATIVE TO
LOCATION OR HEIGHT EXISTS. IN ANY
EVENT, THE CRITICAL AREA BUFFER
AND STRUCTURE SETBACKS OF LUC
20.25H.035 APPLY.

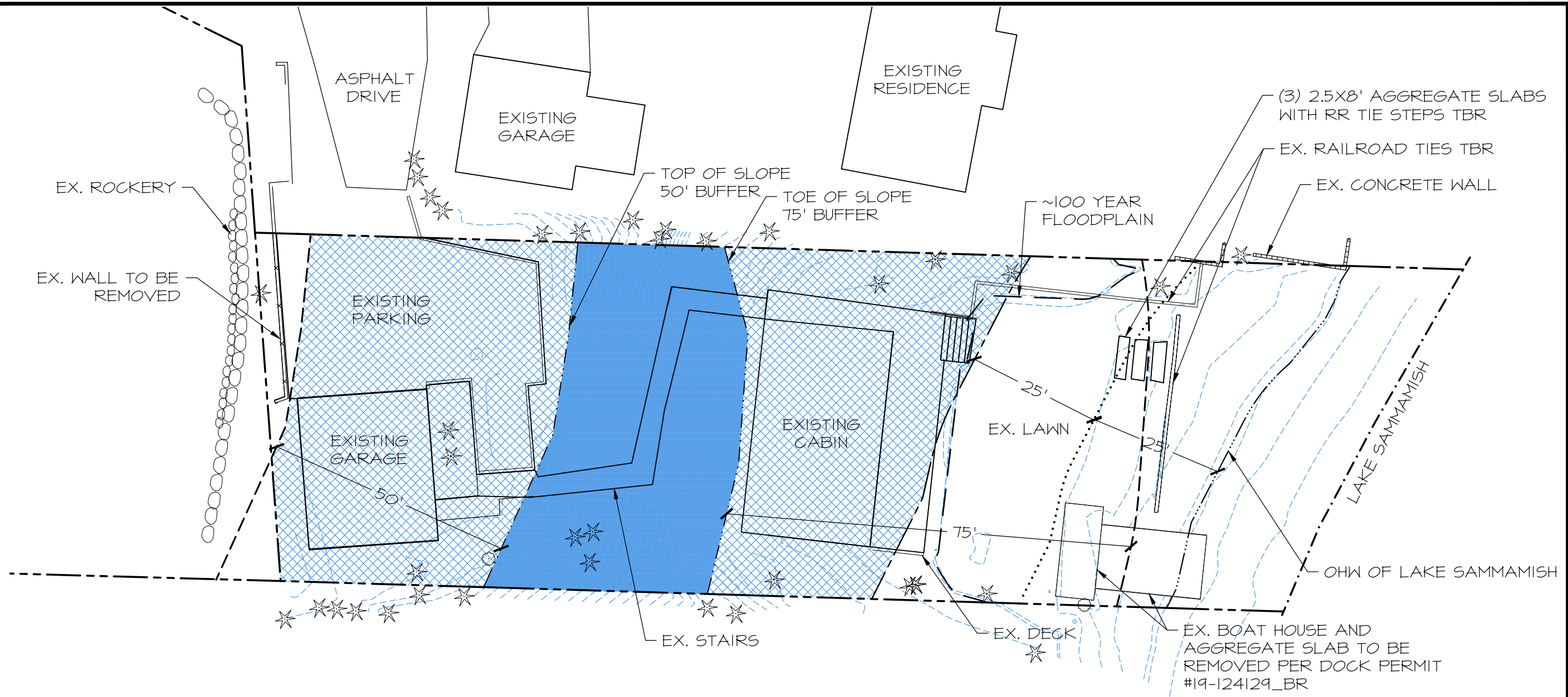
GREENSPACE

FRONT YARD AREA:	1,308 s
<u>REQ'D (50%):</u>	<u>654 s</u>
EXISTING (32%):	417 s
PROVIDED (47%):	610 s



SITE PLAN





CRITICAL AREAS LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN EL. 36.1'
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOP/TOE OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER
- 25' SHORELINE SETBACK
- 50' SHORELINE STRUCTURE SETBACK
- ★ EXISTING TREES
- 40%+ STEEP SLOPE
- STEEP SLOPE BUFFER (75' FROM TOE OF SLOPE AND 50' FROM TOP OF SLOPE)

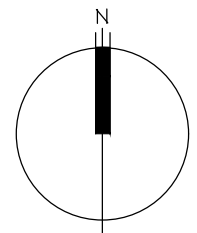
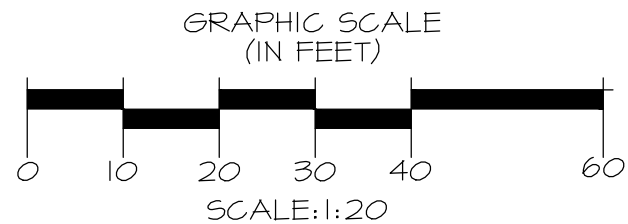


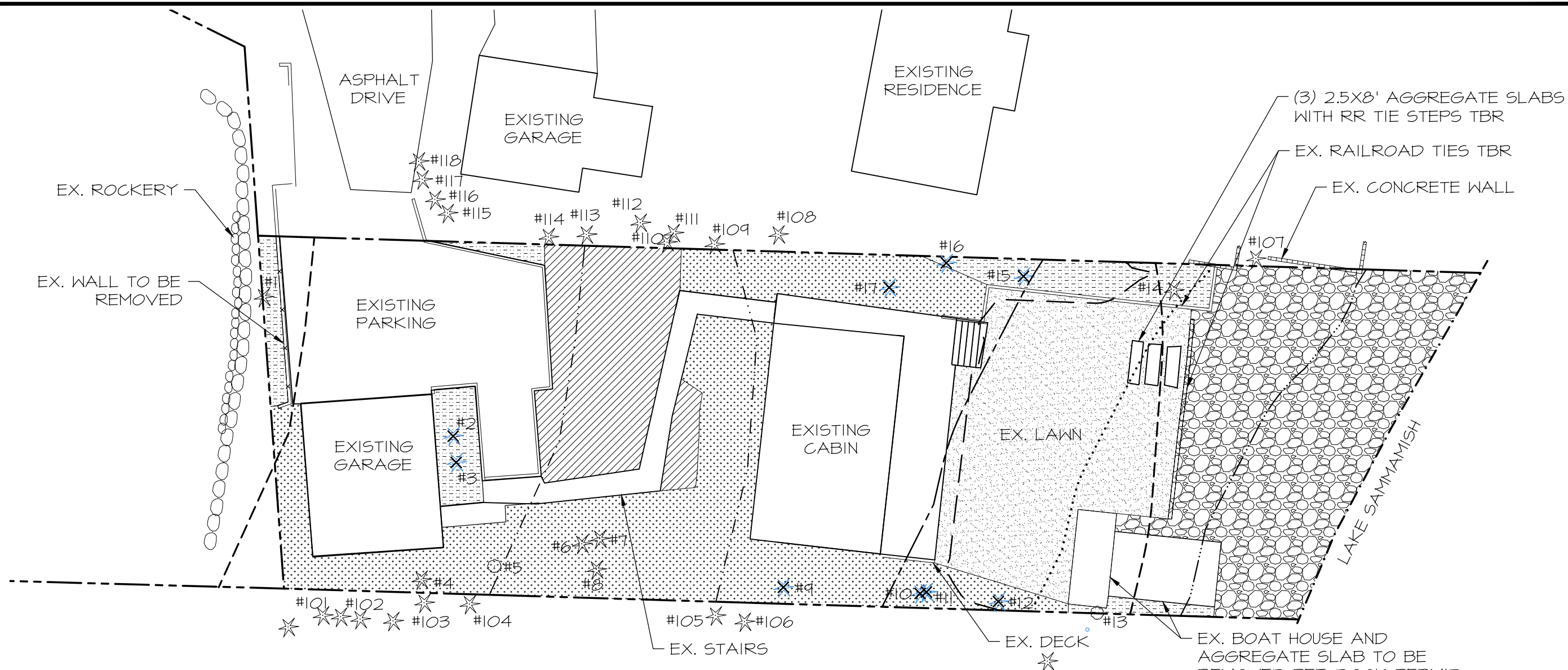
FIGURE 1: EXISTING CONDITIONS MAP
BUFFER MITIGATION PLAN
CAPTAIN RESIDENCE
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON
PARCEL 9253900150



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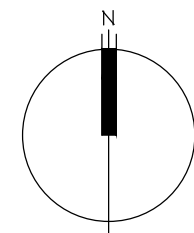
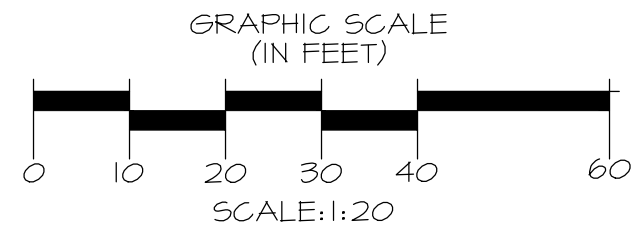
PROJECT	5285
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SCALE	AS NOTED
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REVISION	06-24-20

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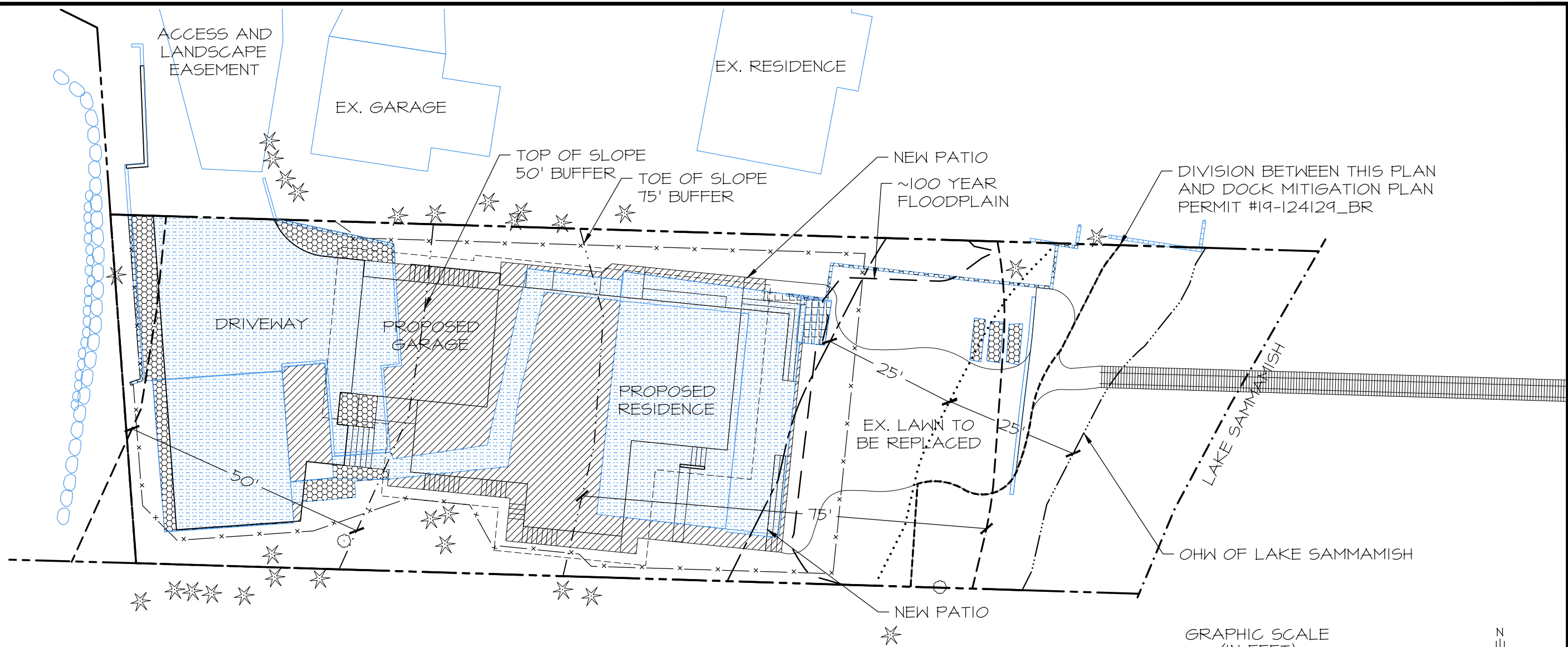
EXISTING VEGETATION LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN EL. 36.1'
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER
- 25' SHORELINE SETBACK
- 50' SHORELINE STRUCTURE SETBACK
- ★ ○ EXISTING TREES TO REMAIN (SEE ARBORIST REPORT)
- ★ × EXISTING TREES TO BE REMOVED (SEE ARBORIST REPORT)
- EXISTING LAWN - 1,907 SF
- EXISTING ORNAMENTAL PLANTING BED - 674 SF
- NATIVE SAPLINGS, SHRUBS AND GROUND COVER - 1,033 SF
- TREES WITH OPEN UNDERSTORY - LITTLE IVY - 2,773 SF
- EXISTING GRAVEL BEACH - 2,341 SF



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FIGURE 2: EXISTING VEGETATION MAP
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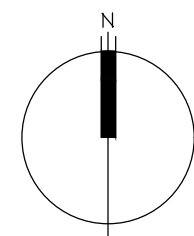
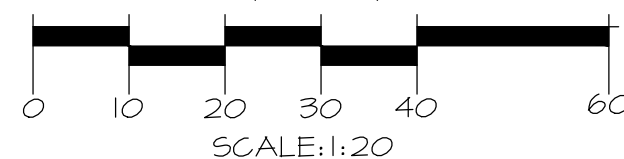


PLAN LEGEND

- PROPERTY LINE
- ORDINARY HIGH WATER OF LAKE SAMMAMISH
- ~100 YR. FLOODPLAIN EL. 36.1'
- EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
- TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
- STEEP SLOPE BUFFER
- 25' SHORELINE SETBACK
- 50' SHORELINE STRUCTURE SETBACK
- 5' BSBL
- CLEARING LIMITS

	EXISTING TREES TO REMAIN	
	EXISTING IMPERVIOUS SURFACE TO REMAIN	3,744 SF
	EXISTING IMPERVIOUS SURFACE TO BE REMOVED	490 SF
	EXISTING PERVIOUS SURFACE TO BE REMOVED	48 SF
	NEW IMPERVIOUS SURFACE	1,969 SF
	NET NEW IMPERVIOUS	1,479 SF

GRAPHIC SCALE
(IN FEET)



STRUCTURE CALCULATIONS

EXISTING STRUCTURE	1,661 SF
PROPOSED STRUCTURE	2,365 SF
NET NEW STRUCTURE	704 SF

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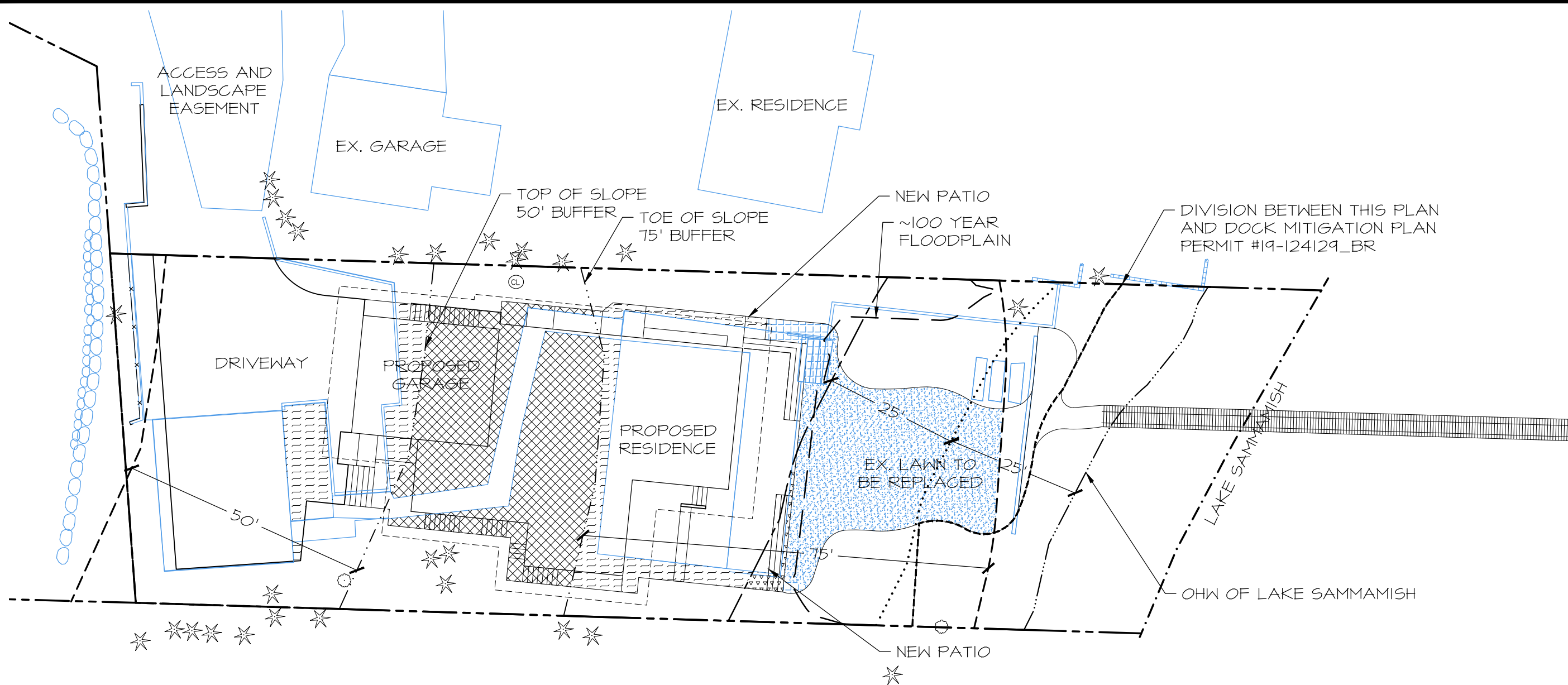
FIGURE 3: PROPOSED SITE PLAN
BUFFER MITIGATION PLAN
CAPTAIN REKE RESIDENCE
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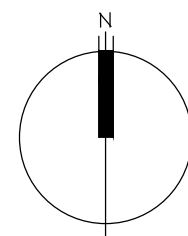
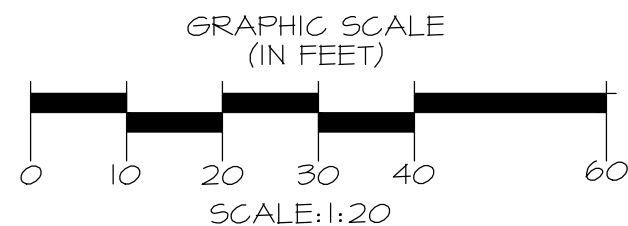


PLAN LEGEND

---	PROPERTY LINE
.....	ORDINARY HIGH WATER OF LAKE SAMMAMISH
---	~100 YR. FLOODPLAIN EL. 36.1'
-.-.-.-.-	EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
-.-.-.-.-	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
---	STEEP SLOPE BUFFER
.....	25' SHORELINE SETBACK
---	50' SHORELINE STRUCTURE SETBACK
---	5' BSBL
-x-x-x-	CLEARING LIMITS
[Pattern]	EXISTING LAWN TO BE REPLACED WITHIN STEEP SLOPE BUFFER - 1,063 SF
[Pattern]	NEW RED FESCUE LAWN IN STEEP SLOPE BUFFER - 89 SF
[Symbol]	EXISTING TREES TO REMAIN

IMPACT LEGEND

[Pattern]	STEEP SLOPE IMPACTS	1,312 SF
[Pattern]	STEEP SLOPE BUFFER IMPACTS	623 SF
[Pattern]	SHORELINE STRUCTURE SETBACK IMPACTS	35 SF
	TOTAL IMPACTS	1,970 SF

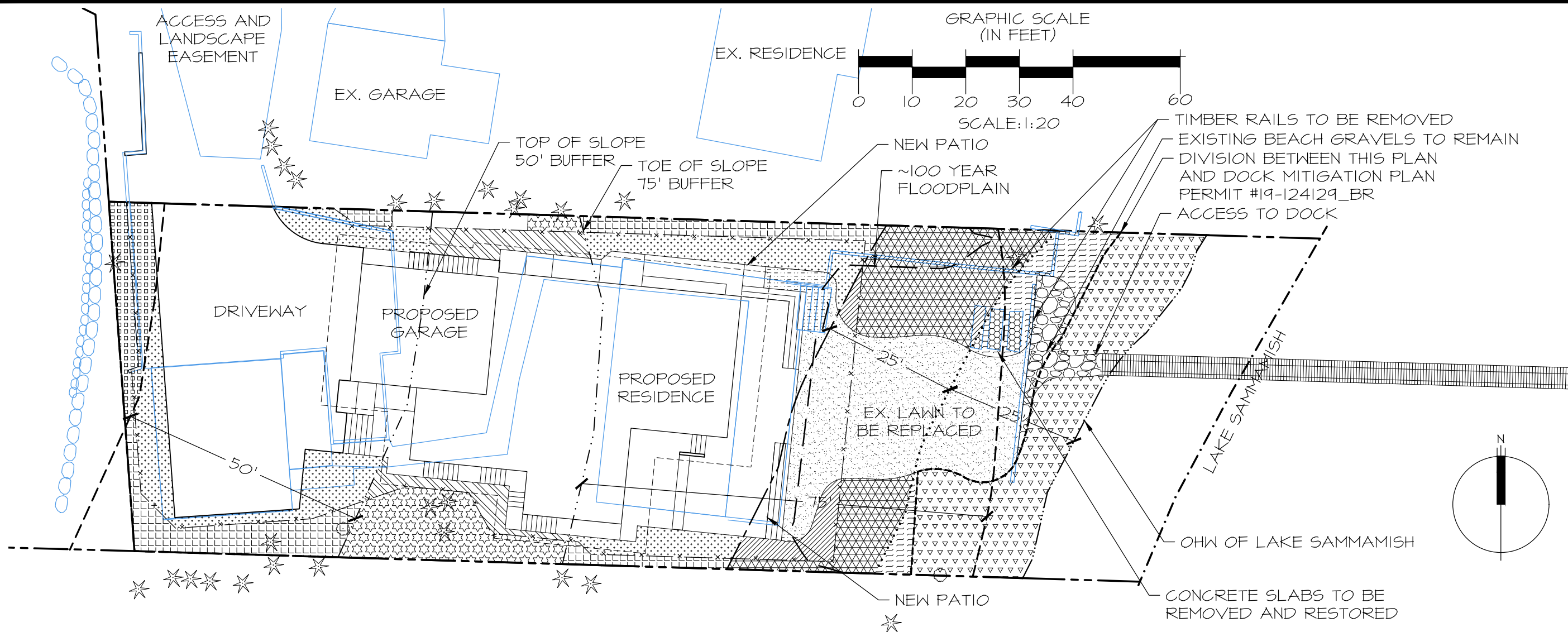


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FIGURE 4: IMPACTS
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PLAN LEGEND

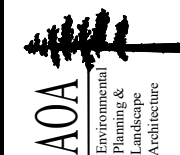
-----	PROPERTY LINE
.....	ORDINARY HIGH WATER OF LAKE SAMMAMISH
-----	~100 YR. FLOODPLAIN EL. 36.1'
-.-.-.-.-	EDGE OF WATER PER PLS INC. SURVEY (09.13.16)
-.-.-.-.-	TOE/TOP OF SLOPE (75' BUFFER FROM TOE OF SLOPE AND 50' BUFFER FROM TOP OF SLOPE)
-----	STEEP SLOPE BUFFER
.....	25' SHORELINE SETBACK
-----	50' SHORELINE STRUCTURE SETBACK
-----	5' BSBL
---x---x---	CLEARING LIMITS
★	EXISTING TREES TO REMAIN
XXXXXX	EXISTING LAWN TO BE REPLACED WITH A NATIVE RED FESCUE LAWN - 1,164 SF
XXXXXX	NEW RED FESCUE LAWN - 89 SF
OOOOOO	EXISTING BEACH GRAVELS TO REMAIN - 175 SF

MITIGATION LEGEND

XXXXXX	STEEP SLOPE RESTORATION	253 SF
XXXXXX	STEEP SLOPE BUFFER RESTORATION	908 SF
XXXXXX	STEEP SLOPE ENHANCEMENT	412 SF
XXXXXX	STEEP SLOPE BUFFER ENHANCEMENT	570 SF
XXXXXX	ADDITIONAL RESTORATION / ENHANCEMENT OUTSIDE OF STEEP SLOPE BUFFER	245 SF
XXXXXX	SHORELINE RESTORATION FROM 0 TO 25' FROM OHW	58 SF
XXXXXX	SHORELINE ENHANCEMENT FROM 25' TO 50' FROM OHW	244 SF
XXXXXX	SHORELINE SETBACK RESTORATION FROM 25' TO 50' FROM OHW	164 SF
XXXXXX	SHORELINE SETBACK ENHANCEMENT FROM 0 TO 25' FROM OHW	782 SF
XXXXXX	TOTAL MITIGATION	3,636 SF
XXXXXX	MITIGATION FOR DOCK - UNDER SEPARATE PERMIT #19-124129 BR	999 SF (INCLUDES 62 SF AROUND EXISTING BOAT HOUSE AND AGGREGATE SLAB TO BE REMOVED)

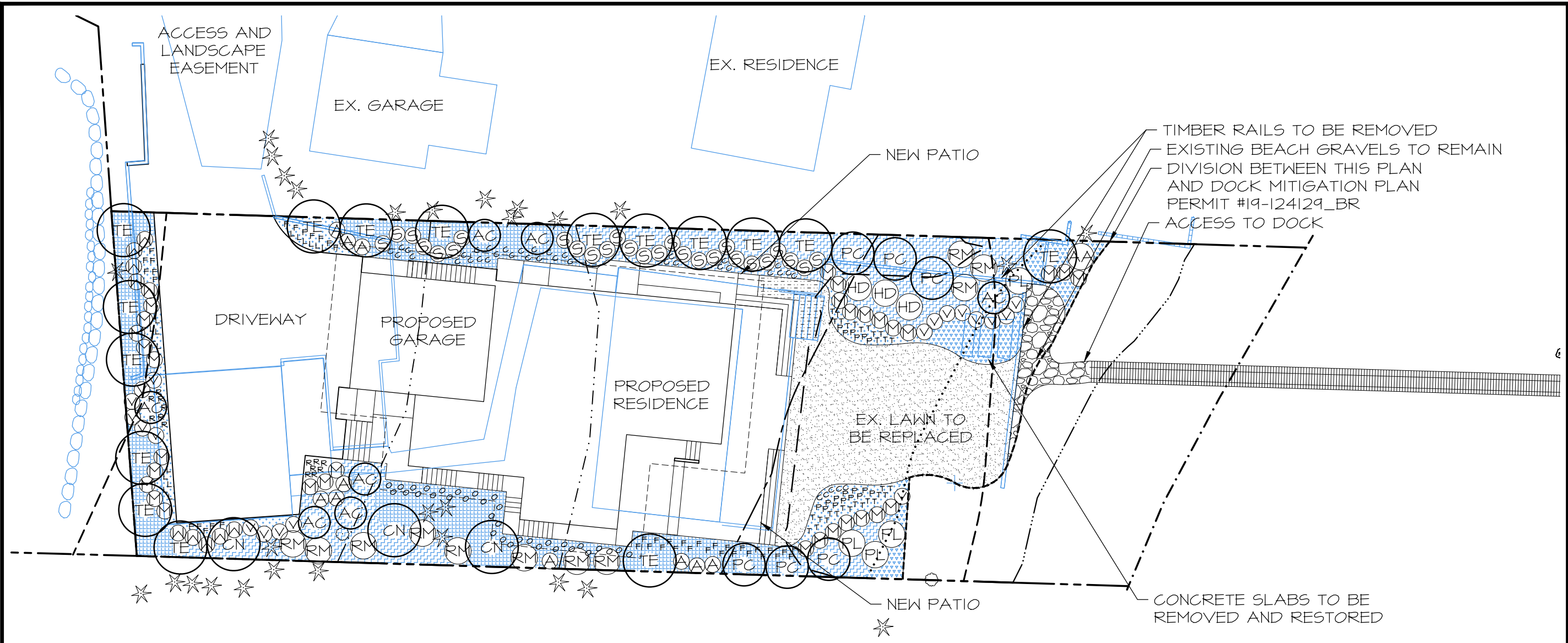
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FIGURE 5: MITIGATION
BUFFER MITIGATION PLAN
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PLANT LIST (SEE FIGURE 7 FOR SCHEDULE)

LARGE TREES

KEY	COMMON NAME
CN	PACIFIC DOGWOOD
PC	SHORE PINE
TE	EXCELSA CEDAR

SMALL TREES

KEY	COMMON NAME
AC	VINE MAPLE

SHRUBS

KEY	COMMON NAME
AA	SERVICEBERRY
HD	OCEAN SPRAY
M	TALL OREGON GRAPE
PL	MOCK ORANGE
A	WHITE RHODODENDRON
RM	PACIFIC RHODODENDRON
W	BALDHIP ROSE
S	SNOWBERRY
V	EVERGREEN HUCKLEBERRY

GROUNDCOVER

KEY	COMMON NAME
[Pattern]	KINNIKINNICK
[Pattern]	DEER FERN
[Pattern]	TUFTED HAIRGRASS
[Pattern]	SALAL

PERENNIALS

KEY	COMMON NAME
P	PEARLY EVERLASTING
C	BUNCHBERRY
T	OREGON IRIS
L	FALSE LILY-OF-THE-VALLEY
O	FALSE SOLOMON'S SEAL
F	FRINGE CUP
R	TRILLIUM

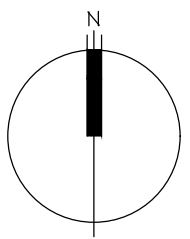
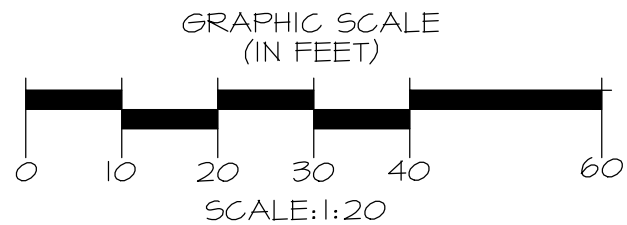


FIGURE 6: STEEP SLOPES PLANTING PLAN
BUFFER MITIGATION PLAN
CAPTAIN RESIDENCE
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PLANT SCHEDULE

LARGE TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
CN	CORNUS NUTTALII	PACIFIC DOGWOOD	10' O.C.	3	5 GAL.	SINGLE TRUNK, WELL BRANCHED
PC	PINUS CONTORTA	SHORE PINE	8' O.C.	6	5 GAL.	FULL & BUSHY
TE	THUJA PLICATA 'EXCELSA'	EXCELSA CEDAR	10' O.C.	16	5 GAL.	FULL & BUSHY





SMALL TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AC	ACER CIRCINATUM	VINE MAPLE	6' O.C.	7	5 GAL.	MULTI-STEM (3 MIN.)

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
AA	AMELANCHIER ALNIFOLIA	SERVICEBERRY	5' O.C.	1	2 GAL.	MULTI-STEM (3 MIN.)
HD	HOLODISCUS DISCOLOR	OCEAN SPRAY	5' O.C.	3	2 GAL.	MULTI-STEM (3 MIN.)
M	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3' O.C.	31	2 GAL.	FULL & BUSHY
PL	PHILADELPHUS LEWISII	MOCK ORANGE	5' O.C.	4	2 GAL.	MULTI-STEM (3 MIN.)
A	RHODODENDRON ALBIFLORUM	WHITE RHODODENDRON	3' O.C.	10	2 GAL.	FULL & BUSHY
RM	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	5' O.C.	11	2 GAL.	FULL & BUSHY
W	ROSA GYMNOCARPA	BALDHIP ROSE	3' O.C.	10	1 GAL.	MULTI-STEM (3 MIN.)
S	SYMPHORICARPOS ALBUS	SNOWBERRY	3' O.C.	27	2 GAL.	MULTI-STEM (3 MIN.)
V	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2' O.C.	19	2 GAL.	FULL & BUSHY

GROUND COVER

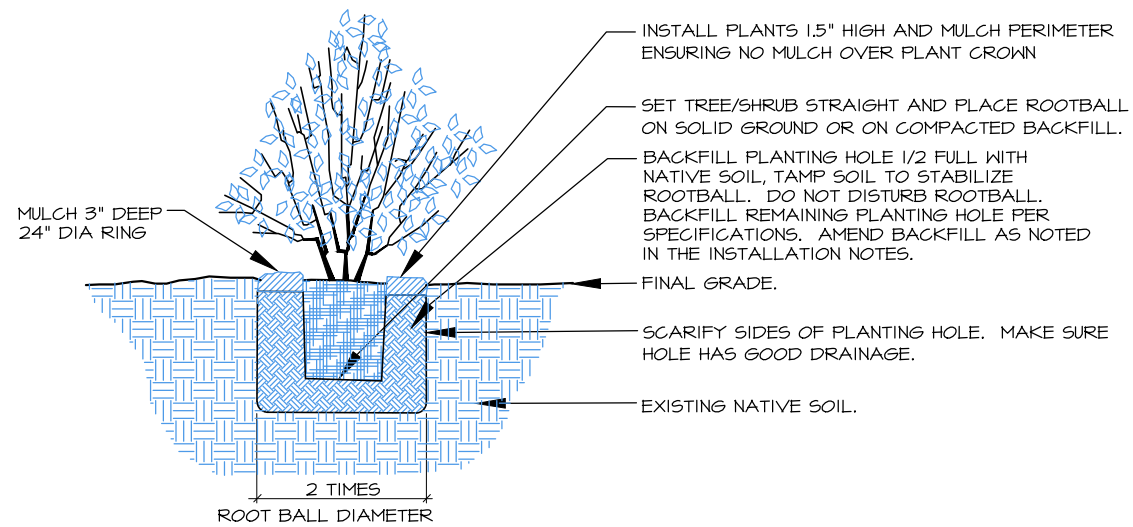
KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE (MIN.)	NOTES
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	2' O.C.	98	1 GAL.	FULL & BUSHY
	BLECHNUM SPICANT	DEER FERN	2' O.C.	256	1 GAL.	FULL & BUSHY
	DESCHAMPIA CESPITOSA	TUFTED HAIRGRASS	2' O.C.	60	1 GAL.	FULL & BUSHY
	GAULTHERIA SHALLON	SALAL	2' O.C.	246	1 GAL.	FULL & BUSHY

PERENNIALS

KEY	SCIENTIFIC NAME	COMMON NAME	SPACING	QTY.	SIZE MIN.)	NOTES
P	ANAPHALIS MARGARITACEA	PEARLY EVERLASTING	1' O.C.	18	1 GAL. OR 4" POT	FULL & BUSHY
C	CORNUS CANADENSIS	BUNCHBERRY	9" O.C.	39	1 GAL. OR 4" POT	FULL & BUSHY
T	IRIS TENAX	OREGON IRIS	1' O.C.	30	1 GAL. OR 4" POT	FULL & BUSHY
L	MAIANthemum DILATATUM	FALSE LILY-OF-THE-VALLEY	1' O.C.	16	1 GAL. OR 4" POT	FULL & BUSHY
O	MAIANthemum RACEMOSUM	FALSE SOLOMON'S SEAL	1' O.C.	34	1 GAL. OR 4" POT	FULL & BUSHY
F	TELLIMA GRANDIFLORA	FRINGE CUP	1' O.C.	42	1 GAL. OR 4" POT	FULL & BUSHY
R	TRILLIUM	TRILLIUM	1' O.C.	14	1 GAL. OR 4" POT	FULL & BUSHY

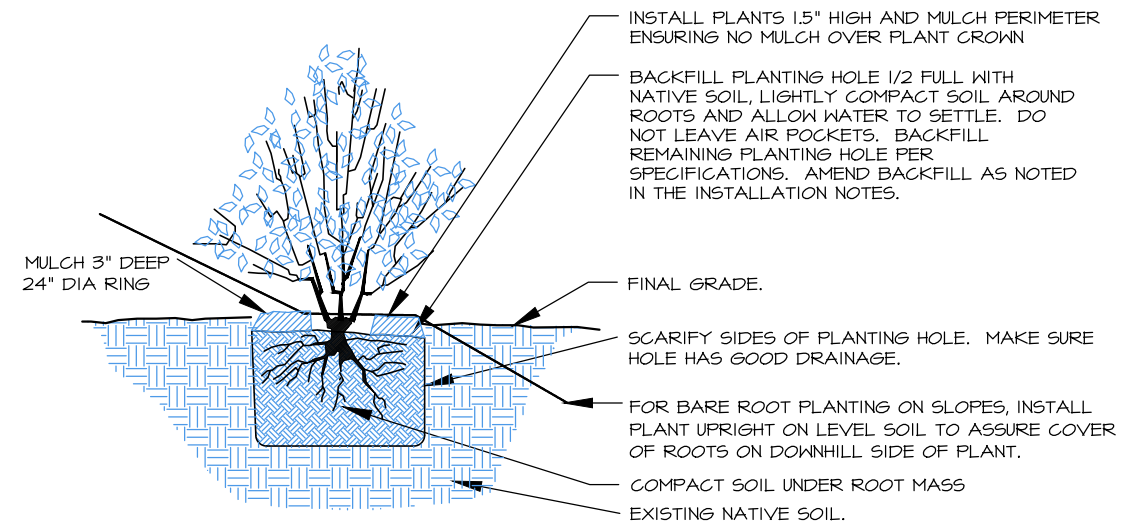
FIGURE 7: PLANT SCHEDULE
BUFFER MITIGATION PLAN
CAPTAIN RESIDENCE
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON
PARCEL 9253900150





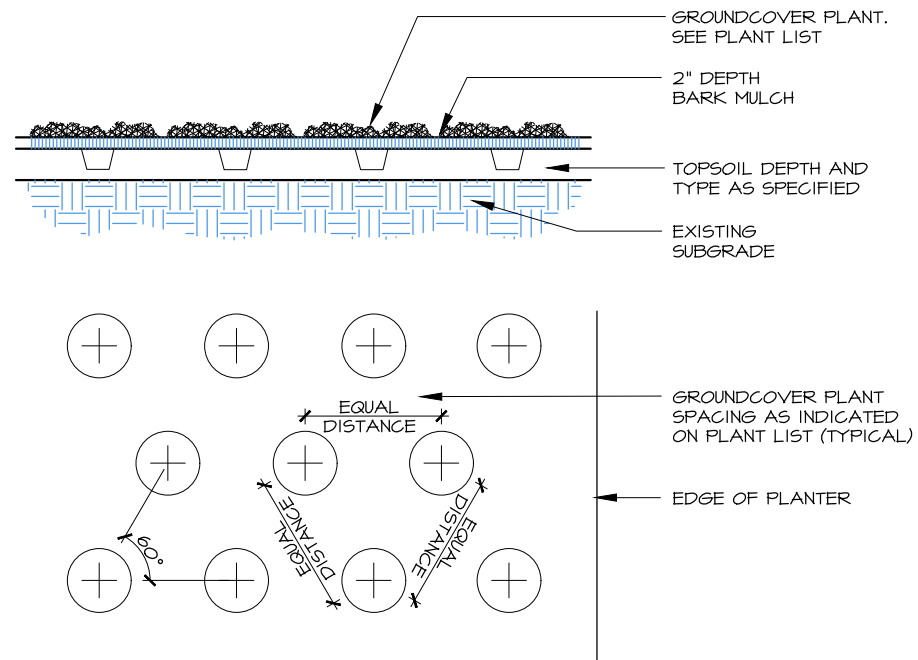
1 CONTAINER TREE/SHRUB PLANTING (TYP.)

SCALE: NTS



2 BARE-ROOT SHRUB PLANTING (TYP.)

SCALE: NTS



3 GROUNDCOVER PLANTING (TYP.)

SCALE: NTS

SHORELINE CODE

NOTE:
CALCULATIONS FOR SHORELINE TYPES AND VALUES PER LUC 20.25E.065.F.B.d:

EXISTING:
IMPERVIOUS: 460 SF X 0.00 = 0.00
LAWN: 1809 SF X 0.10 = 180.90
BARE GROUND OR PERVIOUS: 899 SF X 0.15 = 134.85
NON-NATIVE VEGETATION 25-50' FROM OHWM: 203 SF X 0.25 = 50.75
NON-NATIVE VEGETATION 0-25' FROM OHWM: 47 SF X 0.30 = 14.10
NATIVE VEGETATION 25-50' FROM OHWM: 179 SF X 0.60 = 107.40
NATIVE VEGETATION 0-25' FROM OHWM: 38 SF X 0.80 = 30.40
TOTAL: 518.40

PROPOSED:
IMPERVIOUS: 94 SF X 0.00 = 0.00
LAWN: 1220 SF X 0.10 = 122.00
BARE GROUND OR PERVIOUS: 184 SF X 0.15 = 27.60
NATIVE VEGETATION 25-50' FROM OHWM: 848 SF X 0.60 = 508.80
NATIVE VEGETATION 0-25' FROM OHWM: 658 SF X 0.80 = 526.40
NATIVE OVERHANGING VEGETATION 0-10' FROM OHWM: 631 SF X 1.00 = 631.00
TOTAL: 1815.80

PROPOSED > EXISTING
1815.80 518.40

FIGURE 8: PLANTING DETAILS & SHORELINE CODE
BUFFER MITIGATION PLAN
CAPTAIN RESIDENCE
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON
PARCEL 9253900150



Almann Oliver Associates, LLC
PO Box 578
Carnation, WA 98014

Office (425) 333-4333 Fax (425) 333-4599

SPECIFICATIONS

1.

THIS PLAN PERTAINS TO PLANTING PORTION OF THE SITE WORK ONLY.
2.

CONTRACTOR INFORMATION. WHEN IT IS AVAILABLE, CONTACT INFORMATION SHALL BE PROVIDED TO THE CITY OF BELLEVUE THAT INCLUDES NAMES, ADDRESSES AND PHONE NUMBERS OF PERSONS/FIRMS THAT WILL BE RESPONSIBLE FOR INSTALLING REQUIRED PLANTS AND PERFORMING REQUIRED MAINTENANCE.
3.

CONTRACTOR'S QUALIFICATIONS. ALL WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF WASHINGTON. CONTRACTOR MUST BE EXPERIENCED IN MITIGATION AND RESTORATION WORK. THE CONTRACTOR SHALL PROVIDE THAT THERE IS ONE PERSON ON THE SITE AT ALL TIMES DURING WORK AND INSTALLATION WHO IS THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE BEST METHODS FOR THEIR INSTALLATION, AND WHO SHALL DIRECT ALL WORK BEING PERFORMED UNDER THESE SPECIFICATIONS. THIS PERSON SHALL HAVE A MINIMUM OF FIVE (5) YEARS EXPERIENCE INSTALLING NATIVE PLANT MATERIALS FOR WETLAND MITIGATION OR RESTORATION PROJECTS, UNLESS OTHERWISE ALLOWED BY THE LANDSCAPE DESIGNER, WETLAND BIOLOGIST AND/OR THE CITY OF BELLEVUE.
4.

EXISTING STRUCTURES AND NON-NATURAL MATERIALS SHALL BE REMOVED FROM ALL MITIGATION AND LANDSCAPED AREAS PRIOR TO PLANTING.
5.

ALL PLANTING AREAS OUTSIDE THE 100-YEAR FLOODPLAIN SHALL BE OVER-EXCAVATED 12" FOR PLACEMENT OF 12" OF IMPORTED 3-WAY TOPSOIL (DEJONG'S) OR STOCKPILED NATIVE TOPSOIL. AOA TO APPROVE TOPSOIL PRIOR TO PLACEMENT.
6.

ALL PLANTS SHOULD BE INSTALLED BETWEEN DECEMBER 1ST AND MARCH 15TH.
7.

INTERMEDIATE INSPECTIONS. ALL PLANTS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE DESIGNER AND/OR WETLAND BIOLOGIST PRIOR TO INSTALLATION. CONDITION OF ROOTS OF A RANDOM SAMPLE OF PLANTS WILL BE INSPECTED, AS WELL AS ALL ABOVEGROUND GROWTH ON ALL PLANTS. ROOTS OF ANY BARE ROOT PLANTS, IF PERMITTED FOR USE, WILL BE INSPECTED. PLANT MATERIAL MAY BE APPROVED AT THE SOURCE, AT THE DISCRETION OF THE LANDSCAPE DESIGNER AND THE WETLAND BIOLOGIST, BUT ALL MATERIAL MUST BE RE-INSPECTED AND APPROVED ON THE SITE PRIOR TO INSTALLATION. PLANT LOCATIONS SHALL ALSO BE INSPECTED AND APPROVED PRIOR TO PLANTING.
8.

PRIOR TO INSTALLATION OF PLANT MATERIAL, THE PLANTING AREAS WILL BE LAID OUT BASED ON THE PLANTING PLAN, AND ALL HIMALAYAN BLACKBERRY, ENGLISH IVY OR OTHER INVASIVE PLANT SPECIES LOCATED IN THE PLANTING AREAS WILL BE REMOVED BY HAND.
9.

ALL PLANTS SHALL BE PIT-PLANTED IN PLANTING PITS EXCAVATED 2X THE DIAMETER OF THE PLANT AND PLANTED IN BURLAP SACKS FILLED WITH TOPSOIL PER SPEC #5 AND BURIED IN EXISTING BEACH GRAVELS TO 2" FROM TOP OF PLANT. PLANTS SHALL BE INSTALLED 3" HIGH AND SURFACED MULCHED TO A DEPTH OF 3" WITH MEDIUM-COURSE BARK MULCH PLACED CONTINUOUSLY THROUGHOUT THE PLANTING BED.
10.

ALL PLANTS SHALL BE NURSERY GROWN (IN WESTERN WA OR OR) FOR AT LEAST 1 YEAR FROM PURCHASE DATE, FREE FROM DISEASE OR PESTS, WELL-ROOTED, BUT NOT ROOT-BOUND AND TRUE TO SPECIES.
11.

PLANT LAYOUT SHALL BE APPROVED BY AOA PRIOR TO INSTALLATION AND APPROVED UPON COMPLETION OF PLANTING.
12.

UPON COMPLETION OF PLANTING, ALL PLANTS SHALL BE THOROUGHLY WATERED.
13.

UPON APPROVAL OF PLANTING INSTALLATION BY AOA, THE CITY OF BELLEVUE WILL BE NOTIFIED TO CONDUCT A SITE REVIEW FOR FINAL APPROVAL OF CONSTRUCTION.
14.

MAINTENANCE SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY OF BELLEVUE SENSITIVE AREAS MITIGATION GUIDELINES AND APPROVED PLANS.
15.

AN IRRIGATION SHALL BE DESIGN/BUILT BY LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE ZONE COVERAGE TO THE LAWN AREAS VERSUS THE PLANTING BEDS.
16.

THE ZONE TO THE PLANTING BEDS SHALL BE SET TO PROVIDE 1/2" OF FLOW 2-3 TIMES WEEKLY FROM JULY 1 -OCTOBER 31 THE FIRST YEAR AFTER PLANTING. FLOW SHALL REDUCE TO 1-2 TIMES WEEKLY THE SECOND YEAR AFTER PLANTING AND ONCE WEEKLY THE YEARS 3-5. NO FURTHER IRRIGATION IS NECESSARY AFTER THE THIRD YEAR FOR THE NATIVE PLANTING BEDS.
17.

THE IRRIGATION SYSTEM SHALL UTILIZE MP-3 ROTARY HEADS AND WILL HAVE A RAIN SENSOR ATTACHED.
18.

MAINTENANCE SHALL BE IMPLEMENTED ON A REGULAR BASIS ACCORDING TO THE SCHEDULE BELOW.

ANNUAL MAINTENANCE SCHEDULE

MAINTENANCE ITEM	J	F	M	A	M	J	J	A	S	O	N	D
WEED CONTROL			I		I	I	I	I	I	I		
GENERAL MAINT.			I		I	I	I	I	I	I		
WATERING - YEAR 1						4	8	8	8			
WATERING - YEAR 2						4	8	8	8			
WATERING - YEARS 3-5						4	4	4	4			

1-8 = NUMBER OF TIMES TASK SHALL BE PERFORMED PER MONTH.

PROJECT
5285

DRAWN
SO

SCALE
AS NOTED

DATE
12-07-16

REVISED
06-24-20

FIGURE 9: SPECIFICATIONS
BUFFER MITIGATION PLAN
CAPTAIN RESIDENCE
1258 W. LAKE SAMMAMISH PKWY. SE
BELLEVUE, WASHINGTON
PARCEL 9253900150

AOA

Environmental
Planning &
Landscape
Architecture

Altmann Oliver Associates, LLC

PO Box 578 Covington, WA 98014 Office (425) 333-4339/Fax (425) 333-4599

5285-MIT-06-24-20.dwg

MAINTENANCE & MONITORING PLAN

CONSTRUCTION MANAGEMENT

1. Prior to commencement of any work in the steep slope and shoreline setback enhancement areas, the clearing limits will be staked and all existing vegetation to be saved will be clearly marked. A pre-installation meeting will be held at the site to review and discuss all aspects of the project with the owner.

2. A biologist will supervise plan implementation during construction to ensure that objectives and specifications of the steep slope and shoreline setback enhancement plan are met.

3. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the biologist prior to their implementation.

MONITORING METHODOLOGY

1. The monitoring program will be conducted twice yearly (in the beginning and end of the growing season) for a period of five years, with reports submitted annually (at the end of the growing season) to the City of Bellevue.

2. Vegetation establishment within the steep slope and shoreline setback enhancement areas will be monitored during each field visit with a record kept of all plant species found.

3. Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the enhancement areas. Review of the photos over time will provide a semi-quantitative representation of success of the enhancement plan.

PERFORMANCE STANDARDS

Success of plant establishment within the steep slope and shoreline setback enhancement areas will be evaluated on the basis of percent survival of planted species.

1. Native woody cover will be a minimum of; 10% at construction completion, 15% at year 1, 20% at year 2, 25% at year 3 and 40% at year 5.

2. There will be 100% survival of all woody planted species throughout the mitigation planted area at the end of the first year of planting. For years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants.

3. Exotic and invasive plant species will be maintained at levels below 10% total cover. Removal of these species will occur immediately following the monitoring event in which they surpass the above maximum coverage. Removal will occur by hand whenever possible.

MAINTENANCE (M) & CONTINGENCY (C)

1. Established performance standards for the project will be compared to the monitoring results in order to judge the success of the enhancement project.

2. Contingency will include many of the items listed below and would be implemented if these performance standards are not met.

3. Maintenance and remedial action on the site will be implemented immediately upon completion of the monitoring event, (unless otherwise specifically indicated below).

- replace dead plants with the same species or a substitute species that meet the goal of the enhancement plan (C)

- re-plant areas after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.) (C)

- irrigate following plant installation for five years (M)

PERFORMANCE BOND

1. A performance bond or other surety device will be posted with the City of Bellevue by the applicant to cover the costs of steep slope and shoreline setback enhancement plan implementation (including labor, materials, maintenance, and monitoring).

2. The bond or assignment may be released in partial amounts in proportion to work successfully completed over the five year monitoring period, as the applicant demonstrates performance and corrective measures.

Almann Oliver Associates, LLC

PO Box 578
Carnation, WA 98014

AOA

Environmental
Planning &
Landscape
Architecture

Office (425) 333-4333/Fax (425) 333-4399

Figure 10: Maintenance & Monitoring Plan
Buffer Mitigation Plan
Captain Residence
1258 W. Lake Sammamish Pkwy. SE
Bellevue, Washington
Parcel 9253900150

DRAWN

SO

SCALE

AS NOTED

DATE

12-07-16

REVISED

06-24-20

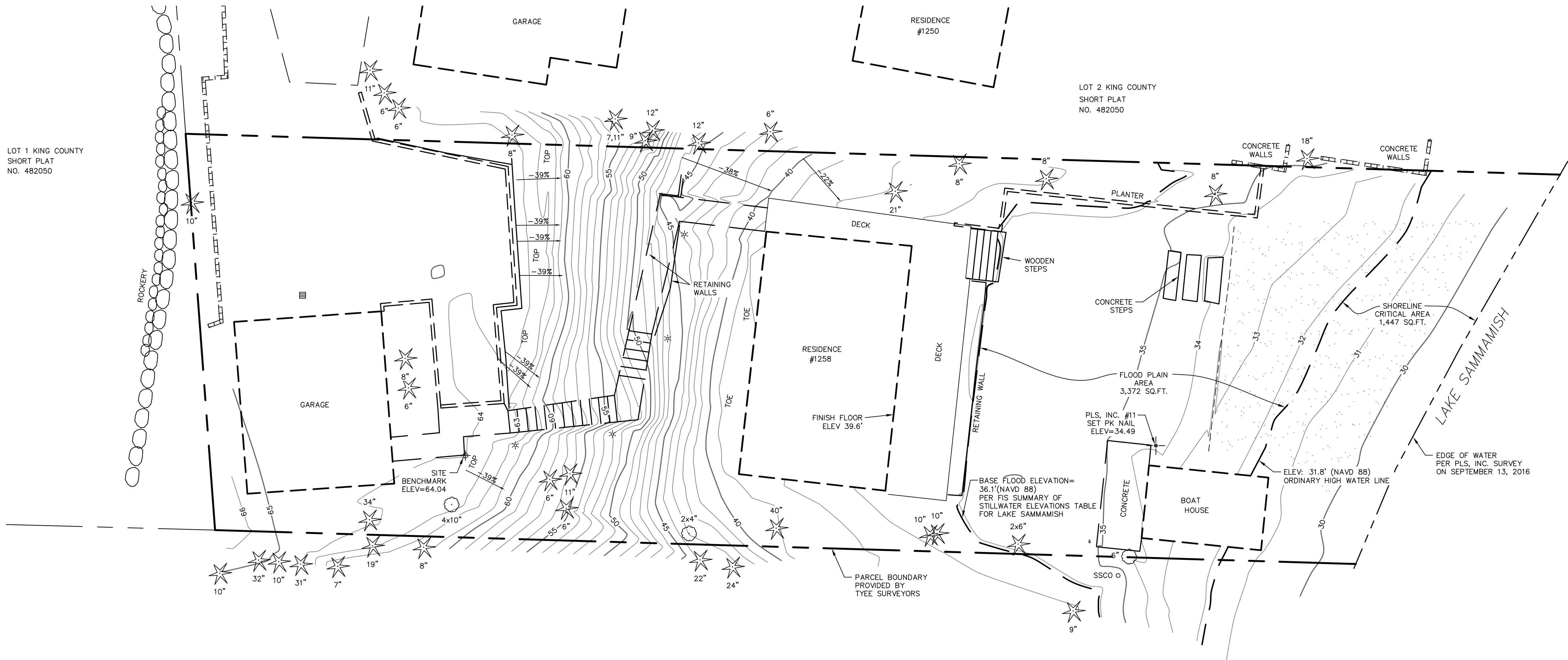
PROJECT

5285

5285-MIT-06-24-20.dwg

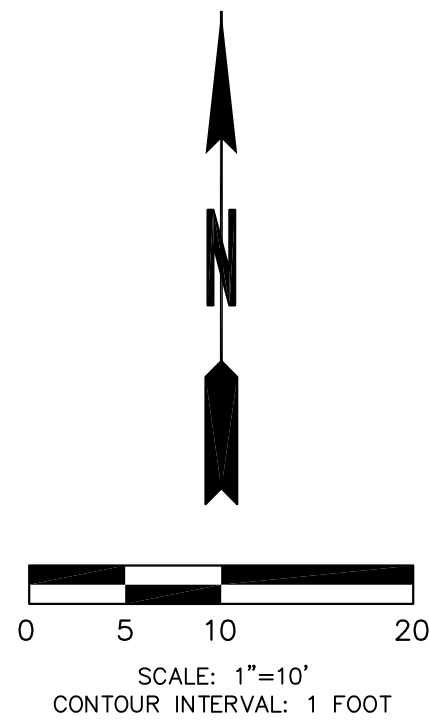
TOPOGRAPHIC SURVEY

SE 1/4 NW 1/4 SEC. 1
TOWNSHIP 24 NORTH, RANGE 5 EAST W.M.
KING COUNTY, WASHINGTON



LEGAL DESCRIPTION:
(PER STATUTORY WARRANTY DEED, KING COUNTY RECORDING NO. 20040416002249)
THAT PORTION OF THE NORTH 65 FEET OF THE SOUTH 785 FEET OF GOVERNMENT LOT 2 IN SECTION 1 OF TOWNSHIP 24 NORTH IN RANGE 5 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE INTERSECTION OF THE EASTERLY MARGIN OF WEST LAKE SAMMAMISH BOULEVARD SOUTHEAST RIGHT-OF-WAY WITH A LINE DISTANT 720 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2;
THENCE SOUTH 89°38'26" EAST, ALONG SAID LINE PARALLEL TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 181.21 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE;
THENCE NORTH 5°35'26" WEST A DISTANCE OF 65.35 FEET TO THE NORTH LINE OF SAID SOUTH 785 FEET AND THE TERMINUS OF THIS LINE;
(ALSO KNOWN AS A PORTION OF TRACTS 28 AND 29 OF WEOWNA BEACH TRACTS, UNRECORDED)
TOGETHER WITH SECOND CLASS SHORE LANDS AS CONVEYED BY THE STATE OF WASHINGTON SITUATE IN FRONT OF, ADJACENT TO OR ABUTTING THEREON,
AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENTS RECORDED UNDER KING COUNTY RECORDING NO.'S. 3162965, 5841599, 5989270, 6041792, 7112210155, AND 7862011002;
AND TOGETHER WITH AN EASEMENT FOR LANDSCAPING AND ACCESS AS CREATED UNDER KING COUNTY RECORDING NO. 20040416002247.
SITUATE IN THE COUNTY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

- NOTES AND COMMENTS:**
- PURPOSE OF SURVEY:** THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 1-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS.
 - HORIZONTAL DATUM:** THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - VERTICAL DATUM:** THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
 - FIELD SURVEY METHODOLOGY:** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.
 - INSTRUMENT CALIBRATION:** ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - THE PLS, INC. PORTION OF THIS MAP GRAPHICALLY REPRESENTS CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING FEBRUARY 2, 2016 SEPTEMBER 13 OF 2016, AND MARCH 10, 2020.**
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.**
 - FOR YOUR INFORMATION:** 0.0833 FEET = 1 INCH ON THE GROUND
 - KING COUNTY TAX PARCEL NUMBER:** 9253900150
 - THE PROPERTY AND PUBLIC RIGHT-OF-WAY LINES SHOWN HEREON WERE PROVIDED BY TYEE SURVEYORS.**
 - AREA OF PARCEL:** 13.381 ± SQ. FT. (0.31 ACRES) BASED ON SEPTEMBER 2016 SHORELINE.
 - FOR CLARITY PURPOSES WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.**



- LEGEND:**
- Site Bench Mark
 - Tree (Coniferous) with Trunk Diameter Noted
 - Tree (Deciduous) with Trunk Diameter Noted
 - Yard Light
 - Area Drain
 - Sanitary Sewer Clean Out (SSCO)
 - Gravel Surface

PLS, Inc.

Professional Land Surveyors

1375 NW Mill Street, #3

Issaquah, Washington 98027

(425) 313-9378 (fax) 313-9379

MACPHERSON CONSTRUCTION

FOR PROPERTY AT:

1258 W. LK. SAMMAMISH PKWY S.E.

BELLEVUE, WA 98008

ARCHER HOA LAND SURVEYORS

PROFESSIONAL

REVISIONS		BY	BPM
NO.	DATE	DESCRIPTION	
1	3/25/20	ADDED ORDINARY HIGH WATER LINE, FLOOD PLAIN AREA AND SHORELINE CRITICAL AREA	

TOPOGRAPHIC SURVEY		CLIENT:
SHEET TITLE:		MACPHERSON CONSTRUCTION
DRAWN BY:	CHECKED BY:	
BPM	KAP	
SCALE:	DATE:	
1"= 10'	MAR 24, 2020	
JOB NO: 20026		
DRAWING NAME: 20026 TOPO.DWG		
SHEET 1 of 1		



June 25, 2020

AOA-5285

Roy and Catherine Captain
roycaptain@gmail.com
catherine.captain@gmail.com

**SUBJECT: Critical Areas Report - Habitat Assessment – Captain Residence
1258 W. Lake Sammamish Pkwy SE, Bellevue, WA
Steep Slope and Shoreline Structure Setback Modification and
Enhancement**

Dear Roy and Catherine:

On October 3, 2016 I conducted an initial wetland and stream reconnaissance and habitat assessment on the subject property located along the shoreline of the west side of Lake Sammamish. Additional site visits were conducted by AOA in the spring of 2020. The primary purpose of the site visits was to assess proposed modifications to the steep slope, steep slope buffer, and shoreline habitat functions as part of a proposed re-development of the property to replace an existing residence with a new single-family residence. See the geotechnical report by Geotechnical Consultants, Inc. and steep slope analysis for proposed development by Cobalt Geosciences, LLC for information pertaining to slope stability and geotechnical performance standards.

No wetlands or streams were identified on the site utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*.

1.0 EXISTING CONDITIONS

The central portion of the site is developed with a small single-family residence. Maintained lawn extended east from the residence to the edge of a gravel beach located along the shoreline. An existing covered pavilion is located in the southeast corner of the property.

A steep slope is located immediately west of the residence. An existing garage and parking area are located at the top of the slope in the far western portion of the site. A stairway extends from the parking area down the steep slope to the residence.

Native vegetation on the property is generally restricted to scattered trees along the perimeter of the site (see tree survey) and on the steep slope between the residence and the garage. Vegetation on the steep slope included western red cedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), salal (*Gaultheria shallon*), hazelnut (*Corylus cornuta*), tall Oregongrape (*Mahonia aquifolium*), sword fern (*Polystichum munitum*), and bracken fern (*Pteridium aquilinum*), with patches of invasive Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), and holly (*Ilex* sp.) also observed.

The entire property has been maintained and no habitat features such as snags or downed logs were observed.

2.0 CRITICAL AREA IMPACTS

Lake Sammamish requires a 50-foot shoreline structure setback from the ordinary high water of the lake adjacent Shoreline Residential uses per LUC Chart 20.25E.065.C.2. Steep slopes require a standard 75-foot buffer from the toe of the slope and a 50-foot buffer from the top of the slope.

2.1 Shoreline Structure Setback

The proposed new residence would be constructed in the same general location as the existing residence and there would be no expansion of the structure footprint within the 50-foot shoreline structure setback. Work that would occur within the shoreline setback includes the removal of the existing boat house (as part of the separate dock permit #19-124129 BR) and concrete slabs and replacing with designated soft shoreline enhancements consisting of trees, shrubs, and groundcover plantings.

The City of Bellevue requires that pre- and post-construction shoreline land uses utilize the credits and debits found in LUC Chart 20.25E.065.F.8.d.

EXISTING CONDITIONS:

IMPERVIOUS: 460 SF X 0.00 = 0.00

LAWN: 1809 SF X 0.10 = 180.90

BARE GROUND OR PERVIOUS: 899 SF X 0.15 = 134.85

NON-NATIVE VEGETATION 25-50' FROM OHWM: 203 SF X 0.25 = 50.75

NON-NATIVE VEGETATION 0-25' FROM OHWM: 47 SF X 0.30 = 14.10

NATIVE VEGETATION 25-50' FROM OHWM: 179 SF X 0.60 = 107.40

NATIVE VEGETATION 0-25' FROM OHWM: 38 SF X 0.80 = 30.40

TOTAL: 518.40

PROPOSED CONDITIONS:

IMPERVIOUS: 94 SF X 0.00 = 0.00

LAWN: 1220 SF X 0.10 = 122.00

BARE GROUND OR PERVIOUS: 184 SF X 0.15 = 27.60

NATIVE VEGETATION 25-50' FROM OHWM: 848 SF X 0.60 = 508.80

NATIVE VEGETATION 0-25' FROM OHWM: 658 SF X 0.80 = 526.40

NATIVE OVERHANGING VEGETATION 0-10' FROM OHWM: 631 SF X 1.00 =
631.00

TOTAL: 1815.80

PROPOSED > EXISTING

1815.80 > 518.40

2.2 Steep Slope and Steep Slope Buffer

The existing residence is located at the toe of the steep slope on the site. Because of topographic and shoreline setback constraints, expansion of the residence is not possible without encroaching into this steep slope and its buffer. The stability of the slope was evaluated by Geotech Consultants, Inc.

As part of the proposed project, expansion of the existing residence would encroach into 1,312 s.f. of steep slope and 623 s.f. of steep slope buffer. The overall slope area that would be impacted includes some native and ornamental trees as well as invasives including English ivy and Himalayan blackberry.

Development within a critical area steep slope and its buffer are subject to the applicable performance standards outlined in BMC 20.25H.125 (see geotech report for performance standards related to slope stability). As part of these performance standards, all areas of disturbance within the critical area and its buffer must be mitigated per an approved mitigation/restoration plan.

The new residence will be constructed in the same general location as the existing residence and has been designed to avoid encroaching into the shoreline structure setback. Vegetation to be removed on the slope has been minimized to the extent feasible but does include the required removal of several trees along the site perimeter. Understory vegetation within the impacted slope buffer and setback areas is typically sparse and degraded and does not provide any significant habitat.

Mitigation for the unavoidable tree loss will occur through the implementation of a mitigation planting plan that will restore and enhance portions of the slope and buffer. Mitigation for the slope impacts and tree removal will also occur through significant restoration and enhancement of the shoreline environment.

Shoreline enhancement includes the removal of impervious surfaces as well as portions of the existing lawn. The shoreline setback would then be planted with a variety of native species to significantly increase the habitat value of the shoreline environment and provide a connected corridor between the shoreline and slope enhancement areas. The enhanced shoreline environment would also provide additional soil stability during high winter lake elevations and add natural detritus into the lake.

3.0 CRITICAL AREA MITIGATION

3.1 Shoreline Structure Setback

Mitigation within the shoreline includes the removal of impervious surfaces and enhancing the area with a wide variety of native plantings. In addition, much of the existing yard would also be restored with native plantings. Planting the area with native species would increase the plant species and structural diversity over existing conditions and will increase food chain support by increasing the biological production of both vegetation and insects. This in turn should provide food and cover for a variety of song birds and other wildlife and increase the habitat and stability functions of the shoreline.

3.2 Steep Slope and Buffer

As part of the proposed project, all of the preserved steep slope and buffer areas would be restored and enhanced by: 1) removing English ivy and other invasive species, and 2) planting with a variety of native species to increase the plant species and structural diversity of the slope. This planting should increase the overall habitat value of the slope and provide a connection between the slope and shoreline.

3.3 Goal, Objectives, and Performance Standards for Mitigation Areas

The primary goal of the mitigation plan is to increase the habitat functions of the shoreline and slope areas. To meet this goal, the following objectives and performance standards have been incorporated into the design of the plan:

Objective A: Increase the structural and plant species diversity within the mitigation area.

Performance Standard: *There will be 100% survival of all woody planted species throughout the mitigation area at the end of the first year of planting. For Years 2-5, success will be based on an 85% survival rate or similar number of recolonized native woody plants. Areal coverage of plantings or native re-colonized species will be at least 15% at Year 1, 20% at Year 2, 25% at Year 3, and 40% at Year 5.*

Objective B: Limit the amount of invasive and exotic species within the mitigation area.

Performance Standard: *After construction and following every monitoring event for a period of five years, exotic and invasive plant species will be maintained at levels below 10% total cover in the designated mitigation areas. Invasive species include, but are not limited to, Himalayan and evergreen blackberry, Japanese knotweed, and English ivy.*

3.4 Construction Management

Prior to commencement of any work in the mitigation areas, the clearing limits will be staked and any existing vegetation to be saved will be clearly marked. A pre-construction meeting will be held at the site to review and discuss all aspects of the project with the landscape contractor and the owner.

A consultant will supervise plan implementation during construction to ensure that objectives and specifications of the mitigation plan are met. Any necessary significant modifications to the design that occur as a result of unforeseen site conditions will be jointly approved by the City of Bellevue and the consultant prior to their implementation.

3.5 Monitoring Methodology

The monitoring program will be conducted for a period of five years, with annual reports submitted to the City. Vegetation monitoring will include general appearance, health, mortality, colonization rates, percent cover, percent survival, volunteer plant species, and invasive weeds.

Photo-points will be established from which photographs will be taken throughout the monitoring period. These photographs will document general appearance and progress in plant community establishment in the mitigation area. Review of the photos over time will provide a visual representation of success of the mitigation plan.

3.6 Maintenance Plan

Maintenance will be conducted on a routine, year-round basis. Additional maintenance needs will be identified and addressed following periodic maintenance reviews. Contingency measures and remedial action on the site shall be implemented on an as-needed basis at the direction of the consultant or the owner.

3.7 Weed Control

Routine removal and control of non-native and other invasive plants within the designated mitigation areas shall be performed by manual means. Undesirable and weedy exotic plant species shall be maintained at levels below 10% total cover within all mitigation areas during the monitoring period.

3.8 General Maintenance Items

Routine maintenance of planted trees and shrubs shall be performed. Measures include resetting plants to proper grades and upright positions. Tall grasses and other competitive weeds shall be weeded at the base of plants to prevent engulfment. Weed control should be performed by hand removal.

3.9 Contingency Plan

All dead plants will be replaced with the same species or an approved substitute species that meets the goal of the mitigation plan. Plant material shall meet the same specifications as originally installed material. Replanting will not occur until after reason for failure has been identified (e.g., moisture regime, poor plant stock, disease, shade/sun conditions, wildlife damage, etc.). Replanting shall be completed under the direction of the consultant, City of Bellevue, or the owner.

3.10 As-Built Plan

Following completion of construction activities, an as-built plan for the mitigation area will be provided to the City of Bellevue. The plan will identify and describe any changes in relation to the original approved plan.

4.0 FUNCTIONAL ASSESSMENT TOOL

The project site was evaluated using the City of Bellevue's *Draft Functional Assessment Tool for Upland Habitat (Attachment A)*. Based on this assessment the project site received a score of 36. In general, sites with scores between 26 and 40 "provide both actual habitat and likely the opportunity for wildlife to use the habitat on the site."

The project site received relatively high scores for its proximity to Lake Sammamish and a biodiversity corridor located to the west of West Lake Sammamish Parkway. The property was also awarded habitat points by the presence of large coniferous trees.

Limiting factors on the site included the lack of habitat features and a relatively low vegetative vertical structural diversity. In addition, although located close to the biodiversity corridor on the west side of West Lake Sammamish Parkway, the site is entirely surrounded by development and effectively disconnected from the corridor. Furthermore, the existing shoreline of Lake Sammamish is developed and does not provide a significant habitat area.

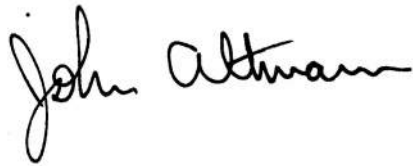
Since no significant native plant communities would be removed as part of the proposed project, there are no anticipated impacts to any species of local importance.

Roy and Catherine Captain
June 25, 2020
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If you have any questions regarding the critical areas study, please give me a call.

Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is written in a cursive style with a large, looped "J" and a long, sweeping underline.

John Altmann
Ecologist

ATTACHMENT A
DRAFT FUNCTIONAL
ASSESSMENT TOOL
FOR UPLAND HABITAT

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
 for Upland Habitat

Property address 1258 WESTLAKE SAMM. PKWY SE Project name WEOWNA POINT
 Location Range 5E Township 24N Section 1 Project contact JOHN ALTMANN
 Parcel number 925390-0150 Telephone number (425)-333-4535
 Property owner _____ Address PO BOX 518, CARNATION, WA 98014
 Telephone number () - -

Staff JOHN ALTMANN Date(s) of site visit(s) OCT 3, 2016

Washington Department of Fish and Wildlife Priority Habitat and Species (PHS) data obtained? Y/N Y

1.0	PROPERTY DESIGNATION	Zone A	Zone B	Zone C	Zone D		Zone
1.1	Existing impervious surface	>90%	50-90%	20-50%	0-20%	<u>42%</u>	<u>C</u>
2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.1	Land use/development density	Zone A	Zone B	Zone C	Zone D		<u>2</u>
2.2	*Occurrence (number) of habitat types	0	1	2	3+		<u>3</u>
2.3	**Proximity of known critical areas (distance to edge)	>2,500 ft	<2,500 ft	<1,200 ft	<100 ft	+1 point if contiguous with critical area	<u>4</u>
2.4	Habitat connectivity and corridors	No connection to other habitat areas	≥50-foot-wide connection to vegetated areas of at least 1 acre	≥50-foot-wide connection to vegetated areas of at least 50 acres but not listed parks***	≥50-foot-wide connection King County wildlife network or listed parks***	+1 point for ≥150-foot-wide connection King County wildlife network or listed parks***	<u>0</u>
2.5	Patch size	<0.-1.0 ac	1.0-5.0 ac	>5-10 ac	10-42 acres	>42 acres = 4 points	<u>3</u>

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for upland habitat

2.0	LANDSCAPE PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
2.6	*Interspersion of habitat patches (excluding patches <1 ac in area)	No or isolated patch (no others within 0.5-ac circle)	Low	Moderate	High	+1 point if wildlife network or listed park is included	2
3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.1	Size of native trees on site	No significant trees on site	6-12" dbh tree(s) present	12-20" dbh tree(s) present	>20" dbh tree(s) present	+1 point if tree(s) >30" dbh are present	4
3.2	Coniferous component	No conifers on site	Conifers very sparse or present in understory only	Conifers co- or sub-dominant in overstory	Conifers dominant	+1 point if conifers >30" dbh are present	3
3.3	Percent cover (sample vegetated areas only)						
	Ground layer (0-2.3 ft) (5-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%; -1 point if mowed grass is >50%	3
	Shrub layer (2.3-25 ft) (10-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	2
	Canopy (>25 ft) (30-ft radius)	0%	0-25%	25-50%	50%+	+1 point for cover >75%	2
3.4	Vegetative vertical structural diversity (foliage height diversity)	FHD = 0	FHD < 0.70	FHD = 0.70-0.90	FHD > 0.90		1
3.5	Vegetative species richness	0-1 species	2-5 species	6-19 species	20+ species		2
3.6	Invasive species component	>75% cover	25-75% cover	10-25% cover	<10% cover		2

Completed
vegetation
survey
for
the
Bellevue
Forest
Project

City of Bellevue
DRAFT FUNCTIONAL ASSESSMENT TOOL
for Upland Habitat

3.0	LOCAL PARAMETERS	No points	1 point	2 points	3 points	Additional points	Total
3.7	Proximity to year-round water	>1.0 mi or artificial feature with maintained /invasive buffer present within 0.3-1 mi	0.3-1.0 mi or artificial feature with maintained/ invasive buffer present within <0.3 mi	<0.3 mi or artificial feature with maintained/ invasive buffer present within patch	Natural water feature present within patch with native buffer		2
3.8	Snags (≥4 in dbh)	No snags on site	1/ac or fewer	2-6/ac	>7/ac	Add 0.5 point for each >20 in dbh and 1 point for each >30 in dbh	0
3.9	Other habitat features	None	Stump 1	2-4	5 or more		1
Landscape parameters points							14
Local parameters points							22
TOTAL POINTS							36

* Use circle of the appropriate size for the property's zone:

Zone A – 0.5 ac

Zone B – 5.0 ac

Zone C – 100 ac

Zone D – 250 ac

** PHS data required for sites in Zone D

***Parks: Mercer Slough, Phantom Lake wetland complex, Larson Lake wetland complex, Cougar Mountain Regional Wildland Park, Weowna Park; King County wildlife network